

# CITY OF SAN DIEGO

## FACILITIES FINANCING PROGRAM

**TITLE:** **BRANCH LIBRARY**

**DEPARTMENT:** LIBRARY DEPARTMENT

**CIP NO.:** 35-236.0

**PROJECT:** **43-17**

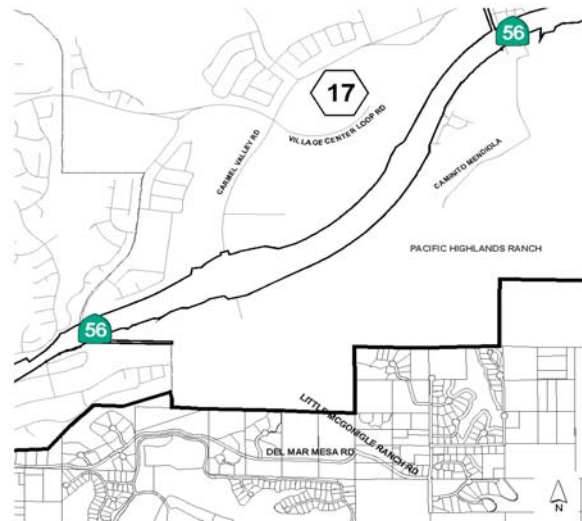
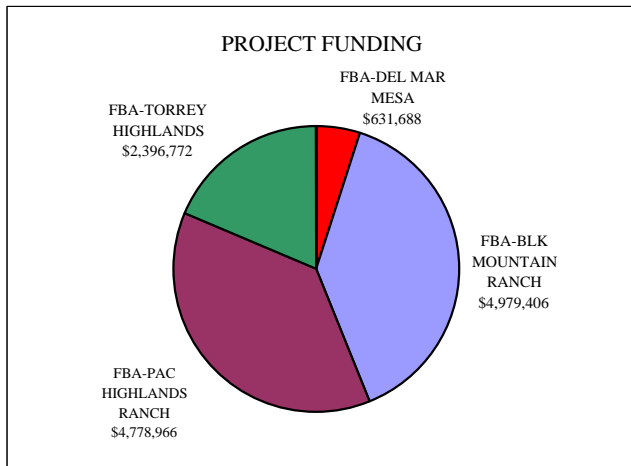
**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** PACIFIC HIGHLANDS RANCH

**DESCRIPTION:** THIS PROJECT PROVIDES FOR THE CONSTRUCTION OF AN 18,000 SQUARE FOOT BRANCH LIBRARY ON A THREE-ACRE SITE IN PACIFIC HIGHLANDS RANCH TO SERVE THE ENTIRE NORTH CITY FUTURE URBANIZING AREA. THE LIBRARY FACILITY WILL BE LOCATED ADJACENT TO A TWO-ACRE SITE THAT WILL BE UTILIZED FOR CIVIC ACTIVITIES SUCH AS THE TRANSIT CENTER AND A PEDESTRIAN PLAZA.

**JUSTIFICATION:** PACIFIC HIGHLANDS RANCH WILL CONTRIBUTE APPROXIMATELY 37% OF THE POPULATION THAT WILL BE SERVED BY THIS LIBRARY FACILITY. THE BALANCE OF THE FUNDS TO FINANCE THIS PROJECT WILL COME FROM OTHER SUBAREAS WITHIN THE NORTH CITY FUTURE URBANIZING AREA AS DEPICTED IN THEIR RESPECTIVE PUBLIC FACILITIES FINANCING PLANS OR DEVELOPMENT AGREEMENTS. DEL MAR MESA'S SHARE OF THE COST FOR THIS PROJECT IS 4.9%.

**SCHEDULE:** COMPLETION IS SCHEDULED IN FY 2012. DEL MAR MESA'S CONTRIBUTION IS EXPECTED TO OCCUR IN 2010. DEVELOPER (PARDEE) WILL ADVANCE FUNDING AND BE REIMBURSED FROM THE PACIFIC HIGHLANDS RANCH FACILITIES BENEFIT ASSESSMENT UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT.



FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2010	FY 2011	FY 2012	2013	
\$631,688	FBA-DEL MAR MESA			631,688				
\$4,979,406	FBA-BLK MOUNTAIN RANCH			4,979,406				
\$4,778,966	FBA-PAC HIGHLANDS RANCH						4,778,966	
\$2,396,772	FBA-TORREY HIGHLANDS			2,396,772				
<b>\$12,786,832</b>	<b>TOTAL</b>	<b>\$0</b>	<b>\$0</b>	<b>\$8,007,866</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,778,966</b>	<b>\$0</b>

**REFERENCE:** Torrey Highlands (L-1)  
Black Mountain Ranch (L-1)  
Pacific Highlands Ranch (L-1)